

1 LAYOUT PLAN SCALE: 1/8" = 1' - 0"

LAYOUT WORK ITEM LEGEND

Thick cap.

SPA: 96 SF WITH VANISHING EDGE & CATCH POOL BY DIAMOND SPA.

RETAINING WALLS: FIELDSTONE ON CONC. FTG. WITH 2" THICK CAP.

SLAB STEPS: 6" ROCK-FACED RISERS X 14" THERM. TREADS X 6' WIDE.

185 SF PATIO: NATIVE STONE FLAGGING ON CONCRETE SLAB.

Thick cap.

185 SF PATIO: NATIVE STONE FLAGGING ON CONCRETE SLAB.

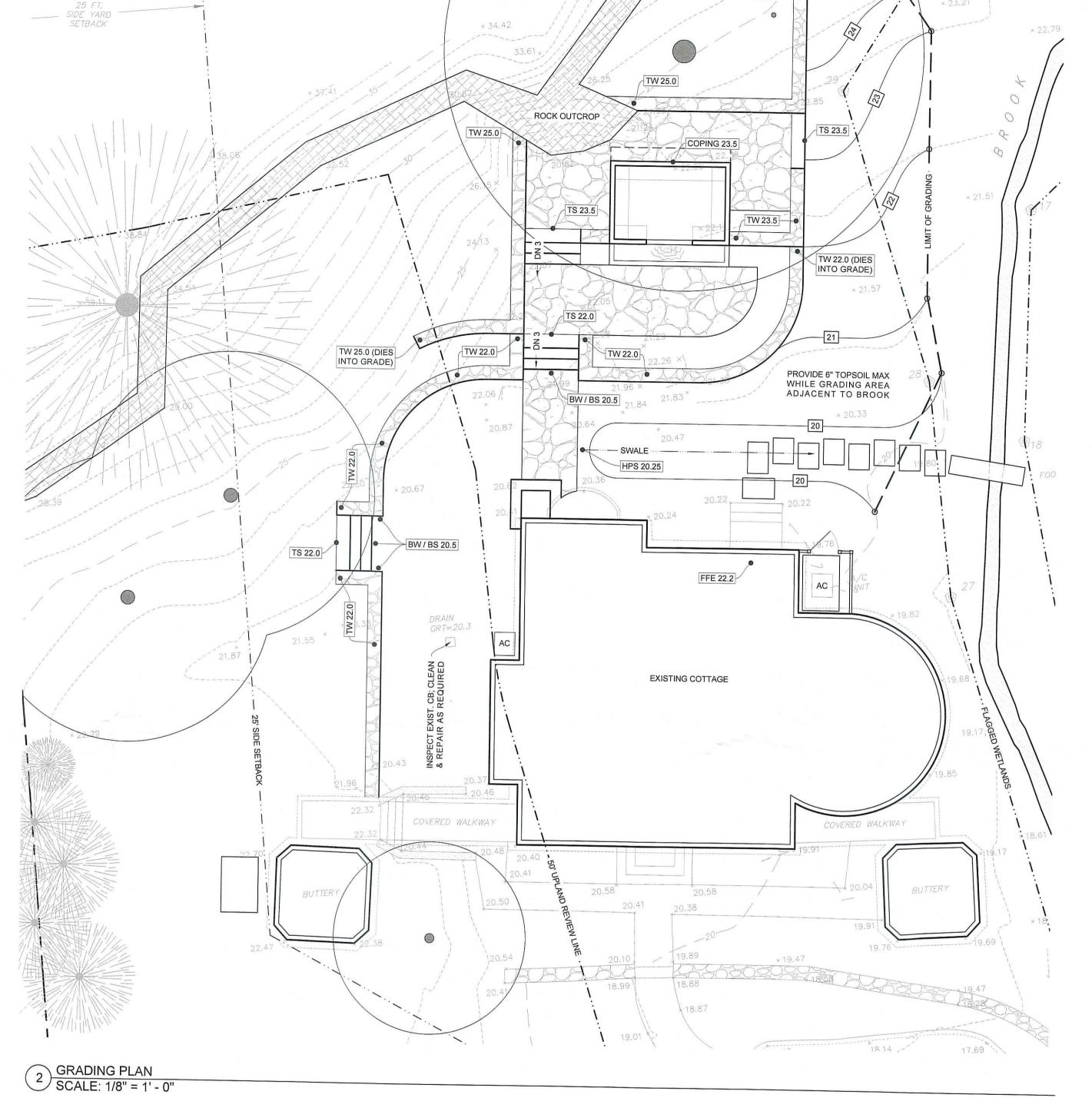
BED OUTLINE: SPADED / VERTICAL EDGE OFFSET FROM WALL FACES.

PLANTING AREAS: CLEAN & PREP, PROVIDE LOAM & MIN 3" MULCH.

BLAWN AREAS: PROVIDE ESTIMATE FOR SEED OR SOD, & FERTILIZER.

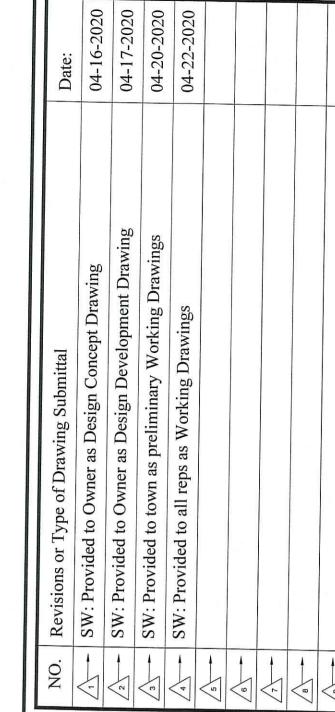
STEPPING STONES: ON STONEDUST WITH 6" WIDE TURF JOINTS.

SOLID BOARD EQUIP. PAD FENCE: 4' HT STAINED DARK GREEN.



GRADING NOTES

- 01. ROUGH GRADING: REFERS TO LARGE QUANTITIES OF EARTH MOVING & BULK EXCAVATION. SOIL STOCKPILE AREAS SHALL BE DETERMINED BY THE LA OR SITE ENGINEER & ARE NOT TO EXCEED 4' IN HEIGHT OR LEFT STANDING FOR MORE THAN 6 MONTHS. PROVIDE TEMPORARY SEEDING FOR ANY STOCKPILE TO REMAIN LONGER THAN 30 DAYS. ROUGH GRADING OPERATIONS SHALL NOT OCCUR IN WET CONDITIONS OR WITHIN THE DRIPLINES OF EXISTING TREES TO REMAIN.
- 02. FINE GRADING: INCLUDES BACKFILLING & OTHER WORK REQUIRED TO BRING SUB GRADES TO WITHIN SPECIFIED TOLERANCES FOR FINISH TREATMENTS. BACKFILLING SHALL BE DONE INCREMENTALLY IN 6" LIFTS COMPACTED TO 95%, WITH UNIFORM FILL MATERIALS TO PREVENT DIFFERENTIAL SETTLING.
- 03. FINISH GRADING: REFERS TO SURFACE TREATMENTS LIKE PAVING SYSTEMS, PLANTING BEDS, & LAWNS; ALL FINISHED GRADES SHALL SLOPE & DRAIN AS SPECIFIED. NEWLY INSTALLED TOPSOIL SHALL BE FREE OF LITTER, TRASH, DEBRIS, & ORGANIC MATTER MORE THAN 1" IN ANY DIMENSION. WHERE SETTLING OR DAMAGE OCCURS WHILE UNDER WARRANTY, RETURN FINISHED SURFACES TO SPECIFIED TOLERANCES & ORIGINALLY-INTENDED CONDITIONS.





If professional Seal is not in a contrasting color, this sheet is a copy.

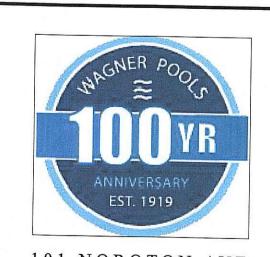
Title:

LAYOUT & GRADING PLANS

BRUECK RESIDENCE

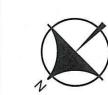
40 GOODWIVES RIVER ROAD DARIEN, CT

The drawings, notes, & specifications contained herein are instruments of professional service, protected under copyright law, & the exclusive property of Wagner Pools. Authorized project representatives are granted a non-exclusive right to use these materials expressly for the purposes of this project.



101 NOROTON AVE. DARIEN, CT 06820 (203) 655-0766

Date:	April 6, 2020
Drawn By:	SW
Scale:	1/8" = 1' - 0"
North:	Sheet:



LA-2